

COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

MASTER PLAN

LUSBY, MARYLAND

JULY 2020



Final Presentation

BOARD OF COUNTY COMMISSIONERS

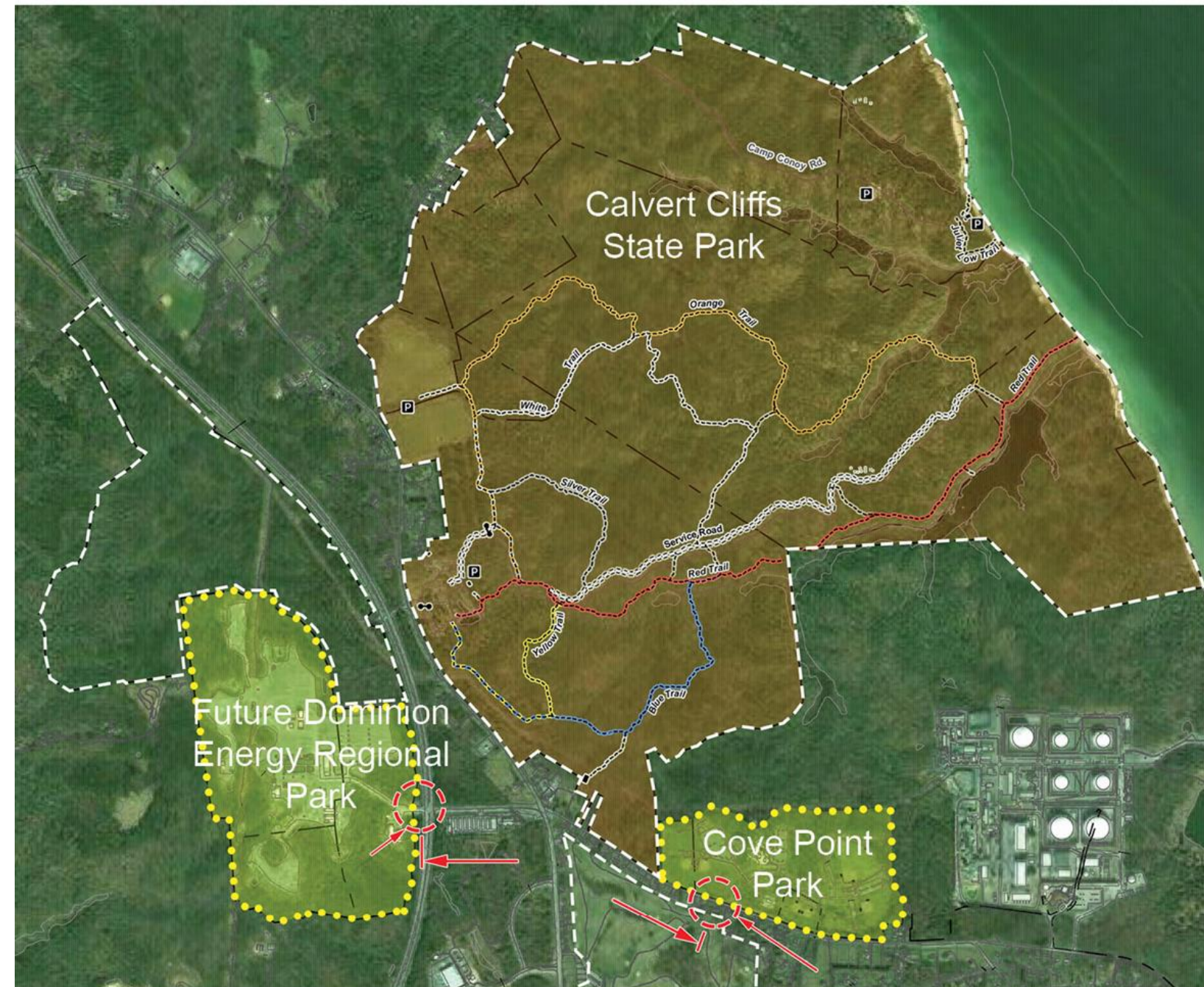
August 11, 2020

Prepared By:  **WBCM**
Designing Infrastructure for Tomorrow®

Prepared For:  **CCPR**
**CALVERT COUNTY
PARKS & RECREATION**

Master Planning Process Overview

- Site Analysis:
 - 12/2018 – 04/2019
- Programming:
 - 04/2019 – 06/2019
 - Including Public Participation Process
- Draft Master Plan:
 - 06/2019 – 11/2019
 - Including Public Participation Process
- Final Master Plan:
 - 11/2019 – 8/2020



Public Input Process

- Programming Phase
 - Parks Board Meeting – April 10, 2019
 - First Public Meeting – May 14, 2019
 - Second Public Meeting – May 23, 2019
 - First On-line survey - 993 total responses
- Draft Master Plan Phase
 - Parks Board Meeting – September 11, 2019
 - Third Public Meeting – October 10, 2019
 - Fourth Public Meeting – October 16, 2019
 - Second On-line survey – 74 total responses



Summary of Programming & Surveys



Athletic Fields



Pickleball / Tennis Courts



Indoor Recreation Center



Bike Trails and Skills Course



Hiking Trails



Restrooms

- Hiking & Biking Trails
- Indoor Recreation Center
- Tennis / Pickleball Courts

Most Desired Elements

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- Amphitheater
- Athletic Fields
- Ice Skating Rink

Second Tier Priorities

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- Restrooms
- Outdoor Pavilions
- Parking Lots

Support Facilities

Master Plan : Cove Point Park



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|-----------------------------------|---------------------------|-----------------------------------|
| A-Indoor Recreation Center | G-Water Park Expansion | L-Pavilion |
| B-Baseball/Softball Field (90-ft) | At Existing Pool Facility | M-Second Park Entrance |
| C-Baseball/Softball Field (60-ft) | H-Playground | N-Restrooms |
| D-Natural Turf Athletic Field | I-Basketball Courts | O-Parking |
| E-Tennis/Pickleball Complex | J-Paved Trail | P-Maintenance Facility (Existing) |
| F-Dog Park Enhancements | K-Unpaved/Natural Trail | Q-Stormwater Management |

Master Plan : Cove Point Park



- B - Baseball/Softball Field (90-ft)
- C - Baseball/Softball Field (60-ft)
- F - Dog Park Enhancements
- G - Water Park Expansion At Existing Pool Facility
- H - Playground
- J - Paved Trail
- K - Unpaved/Natural Trail
- L - Pavilion
- N - Restrooms
- P - Maintenance Facility (Existing)

Master Plan : Cove Point Park



- A-Indoor Recreation Center
- B-Baseball/Softball Field (90-ft)
- D-Natural Turf Athletic Field
- E-Tennis/Pickleball Complex
- I-Basketball Courts
- J-Paved Trail
- L-Pavilion
- M-Second Park Entrance
- N-Restrooms

Master Plan : Dominion Energy Regional Park



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|------------------------------------|---------------------------------|----------------------------|----------------------------|-----------------------------------|
| A - Indoor Recreation Center | F - Bike Pump Track | K - Unpaved/Natural Trail | P - Maintenance Facility | U - Challenge Course |
| B - Community Event Space | G - Mountain Bike Skills Course | L - Pavilion - Large Group | Q - Stormwater Management | V - Environmental Protection |
| C - Artificial Turf Athletic Field | H - Playground | M - Pavilion - Small Group | R - Existing Park Entrance | W - Restoration Area |
| D - Natural Turf Athletic Field | I - Trail Exercise Stations | N - Restroom | S - Ampitheater | X - Cultural Resources Protection |
| E - Tennis / Pickleball Complex | J - Paved Trail System | O - Parking | T - Lawn / Open Space | Y - Central Promenade |

Master Plan : Dominion Energy Regional Park



- C - Artificial Athletic Fields
- J - Paved Trail System
- K - Unpaved / Nature Trail
- M - Pavilion -Small Group
- N - Restrooms
- P - Maintenance Facility
- X - Cultural Resources Protection
- W - Restoration Area

Master Plan : Dominion Energy Regional Park



- D - Natural Turf Athletic Field
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Master Plan : Dominion Energy Regional Park

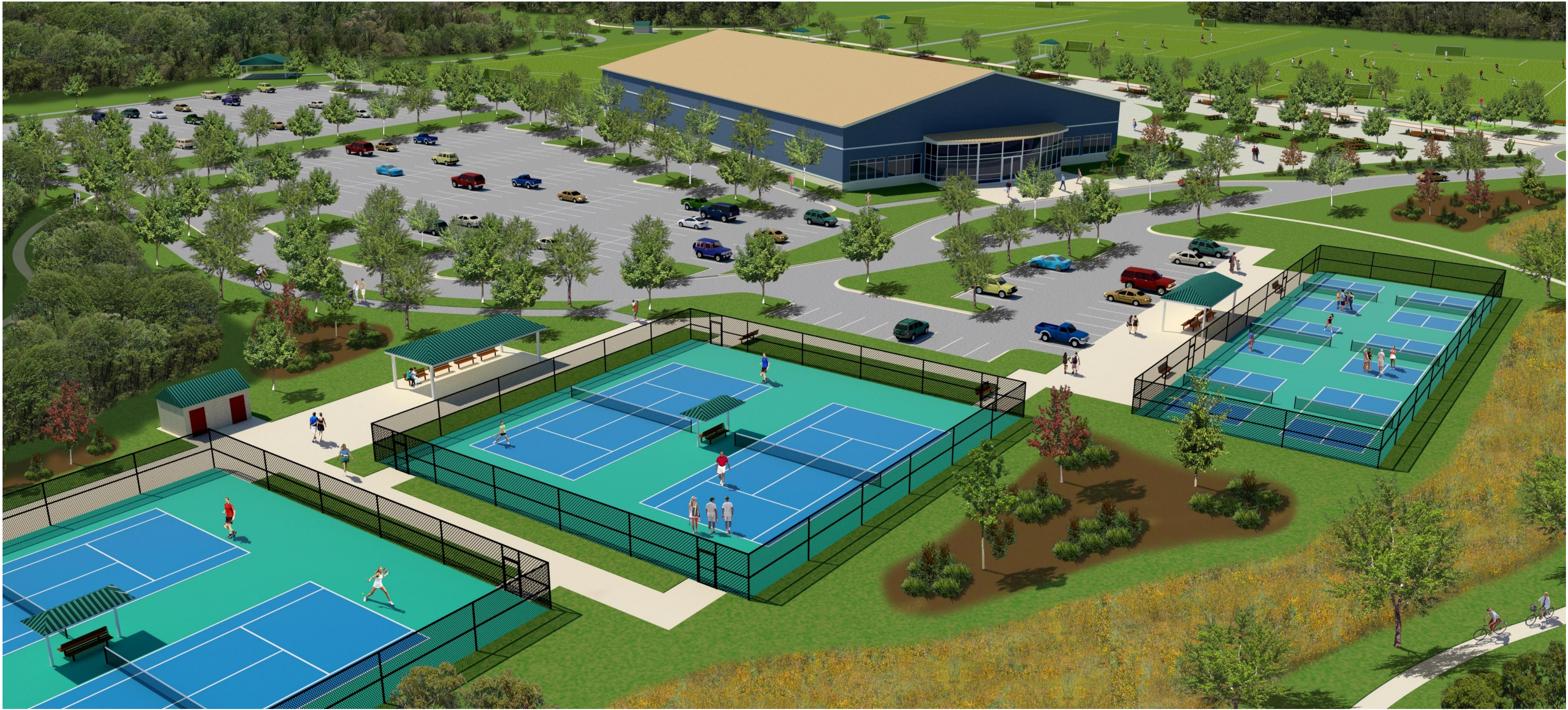


- A - Indoor Recreation Center
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Amenities: Dominion Energy Regional Park

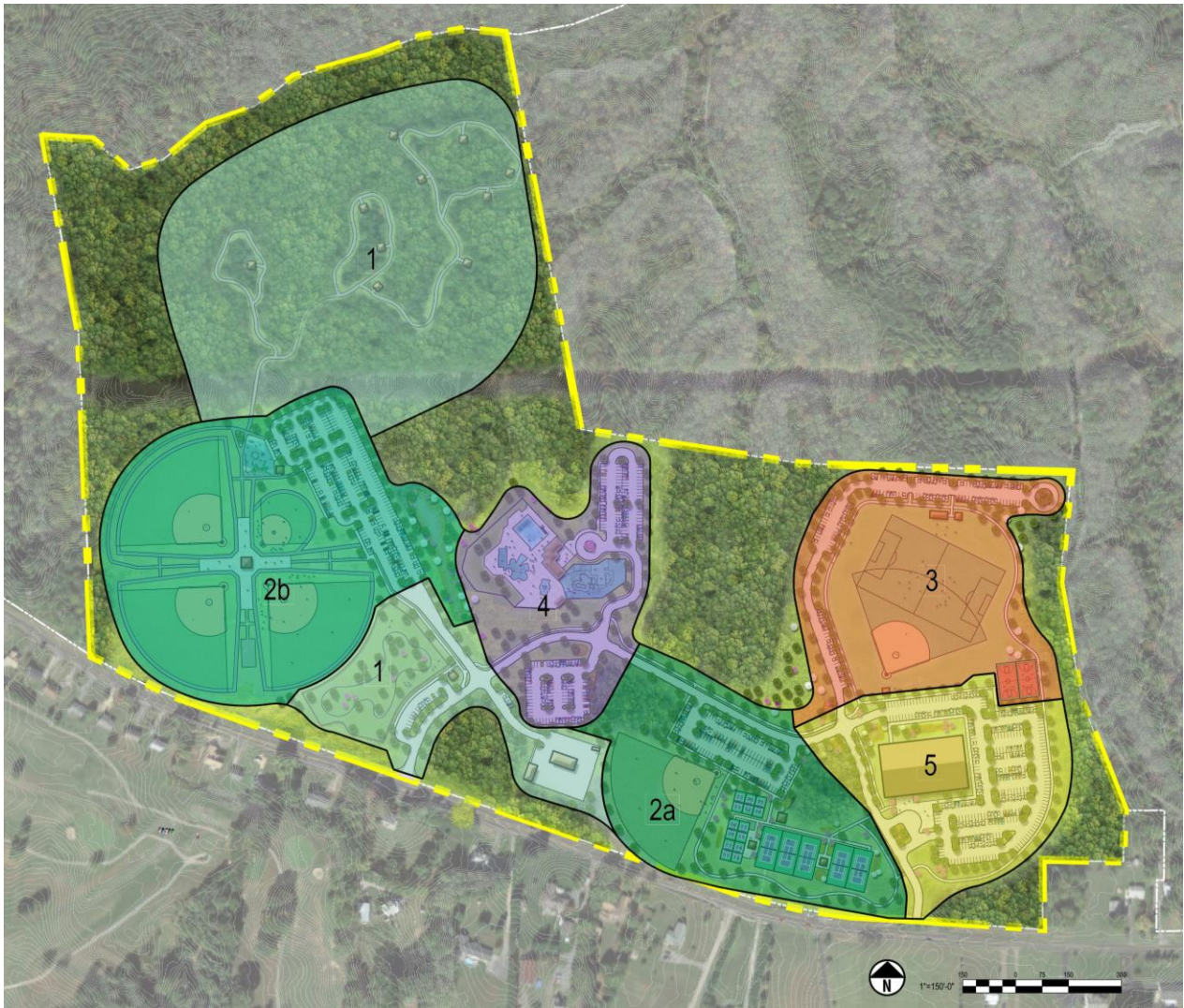


Amenities: Dominion Energy Regional Park



Phasing Plan Recommendations: Cove Point Park

A breakdown of estimated costs by development phase is presented below. A phasing plan highlighting the recommended phasing areas and their associated park elements is also included.



Park Development Phase	Estimated Cost
Phase 1 – Picnic pavilions and trails, dog park and parking lot improvements	\$ 1,678,239
Phase 2a – Tennis complex, baseball field, parking lot	\$ 1,668,033
Phase 2b – Baseball field complex and parking lot improvements	\$ 2,239,546
Phase 3 – Baseball / athletic field, basketball court, parking lot improvements	\$ 1,271,757
Phase 4 – Water park expansion, additional parking lot, parking lot improvements	\$ 2,297,984
Phase 5 – Indoor recreation center and parking lots	\$ 7,127,737

MASTER PLAN TOTAL (rounded) \$ 16,283,299

Phasing Plan Recommendations: Dominion Energy Regional Park

A breakdown of estimated costs by development phase is presented below. A phasing plan highlighting the recommended phasing areas and their associated park elements is also included.



Park Development Phase	Estimated Cost
Phase 1 – Park entrance gateway, community event space, playgrounds, challenge course, athletic fields, flex green space and parking lots	\$ 7,577,454
Phase 2 – Athletic fields, environmental protection & restoration areas, trail exercise course, bicycle skills course, pumptrack, skatepark, and parking lots	\$ 5,342,112
Phase 3 – Tennis & pickleball complex, and parking lot	\$ 1,204,793
Phase 4A – Artificial turf athletic field	\$ 598,093
Phase 4B - Parking lot, maintenance facility, environmental protection & restoration areas, picnic pavilion grove, and trails	\$ 4,446,843
Phase 5 – Indoor recreation center	\$ 13,032,900
Phase 6 – Large pavilions and parking	\$ 750,410

MASTER PLAN TOTAL (rounded) \$ 32,954,938